



**Lake County Central Permit Facility**  
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June 5, 2018

TO: George Bell, Chairman  
Lake County Zoning Board of Appeals

FROM: Thomas Chefalo, Principal Planner  
Lake County Department of Planning, Building, and Development

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CASE NO: #VAR-000367-2018

HEARING DATE: June 14, 2018

REQUESTED ACTIONS:

- 1.) Reduce side yard setback from 5.15 feet to 2.45 feet to allow for the construction of a 2nd story addition and remedy the nonconforming status of the existing single-family home.

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**GENERAL INFORMATION**

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OWNERS: Bonnie Pollitt

# OF PARCELS: 1

SIZE: 0.22 acres, per Lake County GIS information

LOCATION: 40888 N. Park Ave, Antioch, IL 60002 PIN: 01-24-202-006

EXISTING ZONING: R-1

EXISTING LAND USE: Single family home

PROPOSED LAND USE: Single family home

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**SURROUNDING ZONING / LAND USE**

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EAST:	R-1 / Single-Family Residential
NORTH:	R-1 / Single-Family Residential
SOUTH:	R-1 / Single-Family Residential
WEST:	R-1 / Single-Family Residential

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#### **DETAILS OF REQUEST**

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ACCESS:	Direct access is provided from Park Ave.
CONFORMING LOT:	The subject property is a nonconforming lot in the R-1 zoning district due to lot width and area.
FLOODPLAIN / WETLAND:	There are no regulatory floodplains or mapped wetlands on the property.
SEPTIC AND WATER:	The subject property is served by private septic and private well.

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#### **ADDITIONAL STAFF COMMENTS**

- The single-family house was constructed in 1960. The applicant would like to build a 1 bedroom and bath addition to their house.
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#### **STAFF COMMENTS**

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Mark Mussachio – Environmental Health

- The Health Department has no objection to the requested variances.

Eric Steffen – Engineering & Environmental Services Division

- The Engineering Division has no objection to variance request.

Robert Springer – Building Division

- The Building Division has no objection to the granting of this request.
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## RECOMMENDATION ON VARIANCES

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Staff recommends approval for the variance request. In Staff's opinion, the variance requests comply with the standards for variances in the following manner:

### **Zoning Variance Approval Criteria – LCC Subsection 151.056 (C)(4)**

1. Exceptional conditions peculiar to the applicant's property:

Comment – The house, constructed in 1960, is currently within the required side-yard setback. The building side does not run parallel to the lot line. The front of the structure is 2.24 feet from the line while the rear is 4.24 feet from the lot line.

2. Practical difficulties or particular hardship in carrying out the strict letter of the regulation:

Comment – The applicant cannot add a bedroom addition to the rear of the house because the lot is constrained by the septic system. Attaching a bedroom addition to the home's south side is impractical because it would have to be accessed through the kitchen. Therefore, a second story addition will be constructed over the rear portion of the house.

3. Harmony with the general purpose and intent of the zoning regulations:

Comment – Granting the variance will confirm legal non-conforming status to the house and allow the owners the opportunity to improve their property. Adding a 2<sup>nd</sup> story to the house will have no appreciable impact on neighboring properties and is in character with the improvements that have been made to neighboring properties.